

## **ORDINANCE NO. 98-42-CM**

### **AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE FROM R1 TO NB.**

#### **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TIPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate, to-wit:

#### **LEGAL DESCRIPTION OF AREA OUT OF APC ZONING FLOOD PLAIN**

A part of the east half of the northeast quarter of Section Two (2), Township Twenty-three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, more completely described as follows, to wit:

Commencing at the southwest corner of the northeast quarter of section 2-23-5, said point being marked by an RT-1 aluminum monument; thence along the south line of said quarter section, North 88° 38' 29" East, a distance of 1961.58 feet; thence along the east line of the John Y. D. Tse property as described in document number 9513425 in the office of the Tippecanoe County recorder, North 0° 03' 12" East, a distance of 962.22 feet to the point of beginning of the herein described tract; thence along the north boundary line of the Neighborhood Business zoning line (formerly LB-LBS), North 88° 54' 42" West, a distance of 271.44 feet; thence along the Flood Plain zoning line the following Fifty (50) courses (1) North 20° 33' 22" East, a distance of 52.55 feet; (2) thence North 10° 10' 32" West, a distance of 79.25 feet; (3) thence North 34° 32' 54" West, a distance of 74.06 feet; (4) thence North 20° 33' 22" West, a distance of 17.09 feet; (5) thence North 9° 27' 44" East, a distance of 24.33 feet; (6) thence North 31° 50' 57" East, a distance of 77.70 feet; (7) thence North 18° 26' 06" East, a distance of 44.27 feet; (8) thence North 28° 22' 09" East, a distance of 56.82 feet; (9) thence North 22° 12' 13" East, a distance of 52.92 feet; (10) thence North 7° 21' 09" West, a distance of 31.26 feet; (11) thence North 46° 44' 09" West, a distance of 23.35 feet; (12) thence North 81° 34' 23" West, a distance of 27.29 feet; (13) thence North 87° 44' 22" West, a distance of 76.06 feet; (14) thence North 81° 52' 12" West, a distance of 49.50 feet; (15) thence North 69° 02' 39" West, a distance of 50.33 feet; (16) thence North 43° 57' 30" West, a distance of 77.79 feet; (17) thence North 16° 41' 57" West, a distance of 31.32 feet; (18) thence North 1° 50' 51" West, a distance of 31.02 feet; (19) thence North 18° 44' 29" East, a distance of 59.14 feet; (20) thence North 15° 21' 42" East, a distance of 94.37 feet; (21) thence North 17° 21' 15" East, a distance of 16.76 feet; (22) thence North 18° 26' 06" West, a distance of 12.65 feet; (23) thence North 49° 45' 49" West, a distance of 17.03 feet; (24) thence North 57° 22' 51" West, a distance of 29.68 feet; (25) thence North 29° 58' 54" West, a distance of 30.02 feet; (26) thence North 9° 02' 22" West, a distance of 44.55 feet; (27) thence North 18° 26' 06" East, a distance of 22.14 feet; (28) thence North 63° 26' 06" East, a distance of 20.12 feet; (29) thence North 87° 45' 15" East, a distance of 51.04 feet; (30) thence North 76° 22' 23" East, a distance of 33.96 feet; (31) thence North 44° 31' 35" East, a distance of 85.56 feet; (32) thence North 62° 06' 10" East, a distance of 19.24 feet; (33) thence South 85° 54' 52" East, a distance of 14.04 feet; (34) thence South 41° 00' 33" East, a distance of 30.48 feet; (35) thence South 63° 26' 06" East, a distance of 4.47 feet; (36) thence North 71° 33' 54" East, a distance of 6.32 feet; (37) thence North 31° 11' 06" East, a distance of 44.42 feet; (38) thence North 47° 17' 26" East, a distance of 17.69 feet; (39) thence North 68° 11' 55" East, a distance of 21.54 feet; (40) thence South 86° 25' 25" East, a distance of 32.06 feet; (41) thence South 70° 49' 16" East, a distance of 48.70 feet; (42) thence South 55° 34' 54" East, a distance of 65.46 feet; (43) thence South 65° 13' 30" East, a distance of 28.64 feet; (44) thence South 61° 06' 48" East, a distance of 33.12 feet; (45) thence South 37° 34' 07" East, a distance of 16.40 feet; (46) thence South 13° 14' 26" East, a distance of 17.46 feet; (47) thence South 0° 00' 00" East, a distance of 77.00 feet; (48) thence South 9° 51' 57" East, a distance of 23.35 feet; (49) thence South 20° 13' 30" East, a distance of 20.25 feet; (50) thence South 43° 45' 45" East, a distance of 15.46 feet to the east line of John Y. D. Tse property; thence along said line, South 0° 03' 12" West, a distance of 809.19 feet to the point of beginning, containing 8.3538 acres.

Section 2. Said real estate is hereby rezoned as follows:

From: "R1" District

To: "NB" District

Section 3. This Ordinance shall be full force and effect immediately upon its passage.

Finally passed and adopted by the Board of Commissioners of Tippecanoe County,  
Indiana, this 8<sup>th</sup> day of September, 1998.

VOTE:

Yes \_\_\_\_\_  
President

Yes \_\_\_\_\_  
Vice President

Yes \_\_\_\_\_  
Member

ATTEST: \_\_\_\_\_  
Auditor